



"The City With a Heart"

Sujendra Mishra, *Chair*
Rick Biasotti, *Vice Chair*
Mary Lou Johnson
Perry Petersen
Kevin Chase
Joe Sammut
Bob Marshall, Jr.

MINUTES PLANNING COMMISSION MEETING

April 17, 2012

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

CALL TO ORDER at 7:05 pm.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Mishra	X	
Vice Chair Biasotti	X	
Commissioner Sammut		X
Commissioner Marshall		X
Commissioner Petersen	X	
Commissioner Chase	X	Arrived at 7:07
Commissioner Johnson	X	

STAFF PRESENT:

Planning Division: Community Development Director: Aaron Aknin
City Attorney: Marc Zafferano
Housing & Redevelopment Manager: Mark Sullivan
Associate Planner: Laura Russell
Assistant Planner: Matt Neuebaumer
Contract Associate Planner: Tony Rozzi
Recording Secretary: Shauna Williams

Pledge of Allegiance: Vice Chair Biasotti

1. Approval of Minutes – March 20, 2012

Motion to Approve Minutes of March 20, 2012 Planning Commission meeting.

Johnson/ Biasotti

VOTE: 4-0
AYES: All Commissioners Present at time of approval.
NOES: None
ABSTAIN: None

2. Communication

E-Packets are available on line at www.sanbruno.ca.gov

Draft Transit Corridor Plan is available on line at www.planbruno.org

Rebuild Crestmoor website is available at www.rebuildcrestmoor.org

3. Public Comment

Charles Duffey; Resident at 782 Linden Avenue: I was unaware that the zoning had changed in my neighborhood until I received the notice in the mail for the meeting tonight. I would appreciate a better communication and notification process from the City.

4. Announcement of Conflict of Interest

None

5. Public Hearings

A. 1999 Earl Avenue and APN 019-043-490

Request for a Temporary Use Permit to allow off-site construction staging areas within the Crestmoor neighborhood per Section 12.84.030 of the San Bruno Municipal Code. City of San Bruno (Applicant), City of San Bruno (Owner); State of California (Owner) TUP-12-002.

Associate Planner Russell: Entered staff report.

Crestmoor Project Manager; Harry Burrows: Gave a presentation on Glenview fire infrastructure improvements that include the water lines, sewer lines, streetlights, and streetscape improvements. For further information please visit the website at www.rebuildcrestmoor.org.

Staff recommends that the Planning Commission **approve** Temporary Use Permit 12-002 based on Findings of Fact (1-3) and Conditions of Approval (1-7).

Chair Mishra asked Commission if there were any questions for staff.

Commissioner Chase: Does the City Council, Planning Commission, or City staff approve the streetlight material and design?

CD Director Akin: The City Council will make the final decision as a part of a larger package.

Chair Mishra: I would like to see walkability, accessibility and sustainability incorporated into the lighting and streetscape designs. I would also like to see reduced light pollution at night and no invasion of the existing natural habitats. I'm not sure if the Planning Commission is able to make these types of suggestions, but I would like to see them implemented.

CD Director Akin: Your direction is consistent with the City Council's direction.

Commissioner Johnson: Laura indicated that there would be some parking spaces reserved for the 2nd staging process. Right now that area is used for vehicles to walk the path and for the Church of the Highlands. Is that part of the same staging area?

Harry Burrows; Crestmoor Project Manager: Yes it is. Whatever staging area we would use, we would also preserve some parking spaces for the public.

Commissioner Johnson: In past discussions, staff mentioned that there would be bicycle trails in the Crestmoor area. Is that something that is still being considered?

CD Director Akin: No. Not for this application. I believe the General Plan presents the idea of bicycle trails in the Crestmoor Canyon area. The first phase of this project is to improve the public right of way and the streetscape, then we will ask for the neighborhoods input on what they would like done to the canyon.

Vice Chair Biasotti: The staff report is very well written, however, I do not see any conditions or approvals from the Fire Department. Has staff cleared this proposal with them?

Harry Burrowes; Crestmoor Project Manager: Yes, the Fire Department is the first city approval we received.

Public Comment Opened.

Thomas Wells; San Bruno Resident: I wanted to know if San Bruno has a 'dark skies' ordinance for street lighting. If so, that would dictate the type of streetlight or fixture used.

CD Director Akin: No, the city does not have a 'dark skies' ordinance. We will note these suggestions and bring them to the City Council for consideration.

Public Comment Closed.

Commissioner Petersen: Has there been any consideration to make the streets six inches to a foot wider on each side? This would provide more adequate room for cars, bicycles, and parking.

CD Director Akin: The majority of the streets in the Crestmoor neighborhood have wide streets. The current curb-to-curb measurement in this area is large enough to fit two lanes for traffic and for parking.

Harry Burrowes; Crestmoor Project Manager: The Community Development Director is correct; the streets in this particular area are wider. Part of this project involves considering some traffic calming measures to reduce vehicle speed. We have considered intersection treatments, traffic circles, and bulb-outs on Glenview Drive between Claremont Drive and San Bruno Avenue.

Commissioner Petersen: I think traffic calming is a good idea, however, in a city with narrow streets, traffic calming can make it harder for pedestrians and bicyclists.

Harry Burrowes; Crestmoor Project Manager: Bicycle and pedestrian travel will definitely be a consideration in our final design recommendations to City Council.

Motion to approve Temporary Use Permit 12-002 based on Findings of Fact (1-3) and Conditions of Approval (1-7).

Commissioner Johnson/ Chase

VOTE: 5-0
AYES: All Commissioners Present.
NOES: None
ABSTAIN: None

Chair Mishra advised of a 10-day appeal period

FINDINGS OF FACT

1. The proposed use will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.

2. The proposed use will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.
3. The proposed use will be consistent with the general plan.

CONDITIONS OF APPROVAL

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Temporary Use Permit 12-002 shall not be valid for any purpose. Temporary Use Permit 12-002 shall expire on April 17, 2013.
2. The request for a temporary construction staging area shall be operated according to plans approved by the Planning Commission on April, 17 2012, labeled Exhibit C, except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
3. The applicant shall maintain the construction staging area in a clean and orderly condition. Any trash, dirt, and debris shall be cleaned and removed on a daily basis and cannot be stored on-site.
4. The applicant shall not perform any maintenance of equipment at the subject site.
5. The applicant shall remove all equipment and thoroughly clean the staging area within 14 days of the conclusion of the project contract.
6. The applicant shall repair any damage to the parking lot at 1999 Earl Avenue in the area used for construction staging at the end of construction.
7. The applicant shall comply with all best management practices for stormwater pollution prevention.

B. 442 San Mateo Avenue

Request for a Use Permit to allow alcohol beverage sales in conjunction with a restaurant expansion, and a Parking Exception to allow conversion from a retail establishment to a restaurant without providing additional parking per Chapter 12.96.120C.12 and 12.100.120, of the San Bruno Municipal Code. Cleo Lemes (Applicant), Welch Family Partnership (Owners) UP12-004 & PE12-001.

Assistant Planner Neuebaumer: Entered staff report.

Staff recommends that the Planning Commission approve Use Permit 12-004 and Parking Exception 12-001, based on Findings of Fact 1-7 and subject to Conditions of Approval 1-35.

Chair Mishra asked Commission if there were any questions for staff.

Commissioner Petersen: On page 3 of the staff report, the second sentence under the analysis reads, "The expansion is necessary, as the business has been very successful and gained popularity over the last few years." Is this statement from the applicant's application?

Assistant Planner Neuebaumer: Yes. It based on verbal conversations with the applicant and the applicant's support statement, which is included as Exhibit E.

Commissioner Petersen: I would like to modify the language and implement that this statement came from the applicant's application.

Public Comment Opened.

Cleo Lemes; Applicant: After moving to my location on San Mateo Avenue, my business has increased significantly. I have received several inquiries about private and large party reservations and I currently do not have the space to accommodate my customers. I am requesting approval to expand my restaurant.

Public Comment Closed.

Motion to approve Use Permit 12-004 and Parking Exception 12-001 based on Findings of Fact (1-7) and Conditions of Approval (1-35).

Commissioner Petersen/ Johnson

VOTE: 5-0
AYES: All Commissioners Present.
NOES: None
ABSTAIN: None

Chair Mishra advised of a 10-day appeal period

Findings of Fact

1. The activity or use does not jeopardize, endanger or result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
2. The activity or use does not result in repeated nuisance activities or police interventions within the premises or in close proximity of the premises, including but not limited to criminal activities, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
3. The activity or use does not result in violations to any applicable provision of any other city, state, or federal regulation, ordinance or statute.
4. The upkeep and operating characteristics of the activity or use are compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
5. The applicant for a liquor license receives a Letter of Public Convenience or Necessity issued by the City of San Bruno for an application which would tend to create a law enforcement problem, or if issuance would result in or add to an "Undue Concentration" of licenses, required due to either of the following conditions:
 - a. The applicant premises are located in a crime reporting district that has a 20% greater number of reported crimes in a geographical area within the boundaries of the city than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the San Bruno Police Department that are identified by the department in the compilation and maintenance of statistical information on reported

crimes and arrests.

- b. The applicant premises are located in an area of Undue Concentration, which is defined to exist when an original application or premises-to-premises application is made for a retail on-sale license in a census tract where the ratio of existing on-sale retail licenses to population in the census tract exceeds or will exceed the ratio of retail on-sale licenses to population in San Mateo County.
6. The strict application of the parking provisions would cause particular difficulty or undue hardship in connection with the use and enjoyment of said property.
7. That the establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in this chapter as are reasonably possible.

CONDITIONS OF APPROVAL

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary Hearing to the Community Development Department within 30 days of approval. Until such time as the Summary is filed, and Use Permit 12-004 & Parking Exception 12-001, shall not be valid for any purpose. Use Permit 12-004 and Parking Exception 12-001, shall expire one (1) year from the date of approval unless the plan is executed.
2. The signed copy of the Summary of Hearing shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit and Parking Exception shall be built and operated by the owner and any successor in interest, according to plans approved by the Planning Commission on April 17, 2012 labeled Exhibit C, except as required to be modified by these Conditions of Approval. Any modification to the approved plans or any deviation or change in the business activities shall require prior approval by the Community Development Director. Failure to comply with these requirements may result in the City of San Bruno instituting revocation hearings.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning and Building staff to ensure compliance with the conditions of approval during the construction process.
6. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City.
7. The applicant shall conduct regular maintenance of the site to maintain the premises and remove debris and litter at the front, and rear of the building.
8. The hours of operation shall be limited to 11:00 a.m. until 11:00 p.m. Any changes from the hours of operation shall require prior authorization of the Community Development Director. Any change that results in a later closing time shall also require review by the Police Department.

9. The applicant or property owner shall clean graffiti on the property and/or paint over it within 24 hours of its appearance. This condition also gives the City of San Bruno consent to have the graffiti painted out for the applicant. If the graffiti is not removed within 24 hours, the City's graffiti removal vendor will be instructed to remove the graffiti and provide a detailed accounting of the cost to the property owner, who will be responsible for reimbursing the City for the graffiti removal.
10. The applicant and employees shall not parking in the surrounding residential area at any time. The applicant shall provide information to customers on appropriate public parking locations.
11. The Community Development Director may call this back to the Planning Commission if he/she finds that the business is not complying with the required performance standards or conditions of approval.
12. The applicant shall provide the signed copy of the Summary of Hearing to the Alcohol, Beverage and Control Board (ABC). The signed summary of hearing will serves as the Letter of Public Convenience of Necessity as required by ABC.
13. Address numbers shall be finalized prior to building permit issuance.
14. Address numbers for the business are to be visible on a contrasting background, easily visible from the street, both along San Mateo Avenue and at the rear business door along Mastick Avenue. The address numbers for the business also must be visible at night.
15. Adequate lighting of the grounds contiguous to the building and of sufficient wattage shall be provided to make clearly visible the presence of any person on or about the premises during the hours of darkness and to ensure a safe and secure environment for all persons and property on site.
16. The applicant shall comply with all Alcohol and Beverage Control requirements.
17. The applicant is responsible for providing emergency contact information to the police department for after hour's emergencies.
18. Alcohol consumption shall be limited to the interior of the restaurant area. At no time shall alcohol be consumed outside of the restaurant.
19. As an alternate method for building code compliance the applicant shall incorporate automatic/self closing fire doors at all proposed openings along the shared property line.
20. The entire restaurant shall be ADA compliant. A CASp report from a private Certified Accessibility Specialist shall be required prior to final inspection.
21. The ground floor door providing access to the second story office shall be removed.
22. The existing storage room located on the ground floor shall be converted to an office. If the ground floor storage room is not converted to an office, an incline lift shall be installed on the stairway that provides access to the second story office.
23. The electrical system shall be upgraded to the satisfaction of the Community Development Director prior to final inspection.
24. A NFPA 13 fire sprinkler system shall be required for the project. The fire sprinkler permit shall be approved prior to issuance of a building permit.

25. The modified fire sprinkler system shall replace the existing bell with an exterior rated horn/strobe.
26. A separate permit shall be required for the monitoring of the fire sprinkler system and kitchen ansul system.
27. A fire alarm permit addressing exit sign locations and emergency lighting shall be approved prior to building permit issuance.
28. A knox box shall be installed on the front of the building.
29. A sign stating all sites/addresses that utilize the existing fire sprinkler system shall be installed directly above the existing fire sprinkler FDC. The sign shall consist of a red background with white lettering.
30. A one hour fire wall shall be installed between the restaurant expansion and the adjacent business to the south.
31. Encroachment Permit from the Public Services Department is required prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010.
32. All damaged curb, gutter, sidewalk or driveway in the public right-of-way fronting the property shall be removed and replaced. Remove and replace all damaged and/or broken sidewalk at the front of property for all locations where there are any raised or offset concrete sections greater than or equal to 3/4 -inch. S.B.M.C 8.12.010.
33. Show the location and size of all water services, meters, and fire service lines on the plans.
34. The building permit plans shall include a site plan that show all property lines, setback, and easement, and all existing and proposed grading and drainage improvement.
35. Perform water demand calculation based on requirements in Chapter 7 of the California Plumbing Code to confirm that the existing water service and meter are sufficient to serve water demand. If the existing meter is undersized, a new meter is required. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of water meter. S.B.M.C. 10.14.020/110.

C. 574 San Mateo Avenue

Request for a Parking Exception to allow conversion from a retail store to a hair salon without providing additional parking per Chapter 12.100.120 of the San Bruno Municipal Code. Anna Margiannis (Applicant) Barry Gevertz (Owners). **PE12-002.**

Associate Planner Russell: Entered staff report.

Staff recommends that the Planning Commission **approve** Parking Exception 12-002 based on Findings of Fact (1-2) and Conditions of Approval (1-11).

Chair Mishra asked Commission if there were any questions for staff.

Vice Chair Biasotti: There is a proposed floor plan in the staff report; however, I could not find a façade improvement plan. Is staff asking the applicant to do any improvements to the space?

Associate Planner Russell: We are not asking them to make improvements to the space. It has a very narrow storefront with some display cases. Staff is asking that the applicant install signage at the storefront.

Commissioner Johnson: Has there been any discussion to paint the building? I would like to see some of that stripping removed.

Associate Planner Russell: We have not had that conversation. I will pass that request to the property owner.

Public Comment Opened.

Anna Margiannis; Applicant: I have operated in San Bruno for 6 years now and I would like to relocate my business to San Mateo Avenue.

Public Comment Closed.

Motion to approve Parking Exception 12-002 based on Findings of Fact (1-2) and Conditions of Approval (1-11).

Commissioner Petersen/ Chase

VOTE:	5-0
AYES:	All Commissioners Present.
NOES:	None
ABSTAIN:	None

Chair Mishra advised of a 10-day appeal period

FINDINGS OF FACT

1. The strict application of the parking provisions would cause particular difficulty or undue hardship in connection with the use and enjoyment of said property.
2. That the establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in this chapter as are reasonably possible.

CONDITIONS OF APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Parking Exception 12-002 shall not be valid for any purpose. Parking Exception 12-002 shall expire one (1) year from the date of Planning Commission approval unless the operation commences prior to the one (1) year date.
2. The request for a Parking Exception shall be built and operated according to plans and operational statement approved by the Planning Commission on April 17, 2012, labeled Exhibits C and D except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
3. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.

4. The applicant shall obtain a City of San Bruno building permit before any construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning and Building staff to ensure compliance with the conditions of approval during the construction process.
6. Prior to operation and final inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
7. The applicant shall conduct regular maintenance of the site to maintain the premises and remove debris and litter at the front and rear of the building.
8. The applicant or property owner will clean graffiti on the property and/or paint over it within 24 hours of its appearance, using a matching paint color. This condition also gives the City of San Bruno consent to have the graffiti painted out for the applicant. If the graffiti is not removed within 24 hours, the City's graffiti removal vendor will be instructed to remove the graffiti and provide a detailed accounting of the cost to the property owner, who will be responsible for reimbursing the City for the graffiti removal.
9. All trash and trash containers shall be stored within appropriate designated trash areas. Sufficient trash container capacity shall be provided to ensure that all trash and debris from the building can be stored within the trash container area and with completely closed lids. The trash enclosure shall be covered and shall comply with San Mateo Countywide Water Pollution Prevention Program best management practices.
10. The applicant and employees shall not park in the surrounding residential area at any time. The applicant shall provide information to customers on appropriate public parking locations.
11. The business operator and any successor in interest, shall agree to operate the hair salon in the manner as described in the staff report and in the applicant's support statement. Any deviation or change in business activities shall require prior authorization by the Community Development Director and may require full Planning Commission review. Failure to comply with these requirements may result in the City of San Bruno instituting revocation hearings.

D. Draft Environmental Impact Report for the Transit Corridors Specific Plan

CD Director Akin: It is with excitement that I introduce to you tonight the Transit Corridor Plan for the City of San Bruno. Tonight's focus will be on the Environmental Impact Report of the Transit Corridor Plan. There will be a 45 day review period where we will be accepting comments from the public. We will then be responding to those comments and they will be entered into the Final Environmental Report that will go to the Planning Commission as well as the City Council for approval.

Chair Mishra: Mark, before you start I would like you to give the public some direction on where to go to view the Draft Transit Corridor Plan.

Housing & Redevelopment Manager Sullivan: There are copies of the plan that are available to view at City Hall and San Bruno Library. The Draft Transit Corridor Plan is also available online at www.planbruno.org.

Housing & Redevelopment Manager Sullivan: Entered staff report and gave PowerPoint presentation.

CD Director Akin: I would like to note that this report reflects the times if traffic were to remain the same if the plan reaches full build out. If all of the housing units were built, all of the office space was built, all the retail was built, and the traffic pattern stayed consistently the same. This report includes the worst-case scenario of the impacts.

Chair Mishra asked Commission if there were any questions for staff.

Public Comment Opened.

Jasmina Krsulich; Resident on Cypress Avenue: I have lived in San Bruno for 40 years and I wanted to thank your staff for the open communication and good job on the plan.

Carolyn Livengood; Resident on Sheryl Drive: I had attended some of the meetings in the past and there was talk of potentially building a new library or history museum. Are these projects still proposed?

Chair Mishra: We will take note of all the questions and Aaron will address them after public comment.

Thomas Wells; Resident on Easton Avenue: Are there any plans to change the density requirements in the surrounding R-1 housing areas? Living along San Bruno Avenue, I am also concerned about larger developments on San Bruno Avenue as far as the scale and massing. I understand why the scale and building heights are increased for that area, but some of these larger developments can be visually deadly. Case in point, down on El Camino Real in Millbrae, there are 5 story buildings built over podium with some commercial space on the ground floor, but they are tough to look at. If you take a small piece, it can be visually appealing, but repeat that piece over and over again for a whole block and it gets pretty deadly visually. I would stress that in reviewing structures to require or encourage a lot of massing changes and material changes.

Diane Piquet; Resident on Green Avenue: I would like to know what TOD stands for, whom they report too, who funds them and why they need an office at the old San Bruno Lumber site?

CD Director Akin: I should have explained that earlier. TOD is not a company, it is a term used for Transit Orientated Development.

Diane Piquet; Resident on Green Avenue: Is there parking for the train station?

CD Director Akin: Yes, it is located underneath the building. The site will start out as a surface parking lot for the station and any development in the future will incorporate parking.

Diane Piquet; Resident on Green Avenue: I am concerned with the traffic on Euclid if the full build out reaches five stories. I feel our little neighborhood will be landlocked and we already experience problems getting in and out of that neighborhood. I'm not in favor of bump-outs on Huntington Avenues with those narrow streets. I would also like to know what a road diet is.

Charles Duffey; Resident on Linden Avenue: I am concerned with proposed building heights next to the current residential neighborhoods. Right now a two-story building is four stories from my patio. Adding one story is like adding two stories when you compare it to the residences next door. What about parking for residential areas. I am concerned about the underground water. A motel was proposed on San Bruno Avenue in that area, and they said there was a pump and well close by, and the Planning Commission recommended against underground parking. I wanted to find out why the transit corridor didn't end at White Way, which is on the same level as El Camino Real; it's the alley behind San Bruno Plaza.

Public Comment Closed.

CD Director Akin: To address Carolyn's question; we have brought up the idea of a new library. We can consider that in general terms, however, it goes to the City Council for final approval. To address Mr. Wells Comment; we do not plan to change any of the R-1 nor R-2 zoning requirements surrounding the Transit Corridor. I also agree that these larger buildings could be visually deadly and we have

implemented some features to help the mass and look. Two important things that we have done are really stressing the form and the architecture over the actual density requirements. We have also considered allowing the designer to stagger the 15' foot setback. Each application will go through Architectural Review Committee so it is important for the Commissioners, staff and the public to attend these meetings for comments. To address Diane's comments; we will take a look at the plan and let you know of the potential impact it may cause. I agree that bulb outs don't necessarily make sense in certain areas because they could cause additional traffic. To address Mr. Duffy's comments; we will be paying close attention to the grade changes and that they don't have a large impact on the surrounding residences. The reason we included the area west of White Way is because it is all a commercial area right now. It makes sense from developers' standpoint to get lots with greater depths. The parking in general will be reduced.

Chair Mishra: What is the course of action now?

CD Director Akin: What we will do is collect all the comments and address them accordingly. If anyone who spoke here tonight would like more information, they can contact Mark or me. We will then put together the complete package for your approval at a future Planning Commission Meeting.

Chair Mishra: Does the Commission continue this item?

CD Director Akin: You would just officially close the oral public comment period for the Draft EIR.

Vice Chair Biasotti: I think it would be a benefit to the community to have a residential parking permit to preserve that single-family feel. I would like to see this issue handled first rather than having the residents come back at a later date and complain.

CD Director Akin: There actually is a policy related to that within the Plan.

Commissioner Petersen: The Caltrans project has produced a large amount of uneven pavement and a tremendous amount of traffic. I have noticed that a lot of the traffic goes through the residential streets. There should be a "No Through Traffic" sign to protect the residential streets during the construction phase. The Transit Corridor Plan will cause more traffic to the neighboring residential neighborhoods and on El Camino. The traffic times listed within the report seem unrealistic. Was there a traffic study done?

CD Director Akin: Yes. Fehr & Peers Transportation Consultants conducted the traffic study. I believe they based the traffic on evening peak averages.

Commissioner Petersen: There are evening peaks that are way worse than what is indicated in the traffic study. I believe the impact on the human beings will be more than the report suggests. Lastly, the attendees at the Steering Committee Meetings may have thought these 5-6 story building were a great idea. However, I don't believe it was fully thought out how the general public would accept these changes. I feel a lot of the San Bruno residents like Ordinance 1284 to restrict building heights to 3 stories. I feel the EIR is great and addresses all of the factors it is meant to address.

Commissioner Johnson: I support Commissioner Petersen's comments. I think it would be helpful for the public to know what times the traffic study was conducted to help them understand. I feel the current traffic situation for the Caltrans project could be unsafe and I encourage you to look into some alternative methods and solutions for managing traffic for the larger and more long-term projects.

Vice Chair Biasotti: I would like to thank staff for the detailed report. This report represents a lot of hard work. Job well done.

Commissioner Chase: I was fortunate enough to sit on the Steering Committee for the TCP and I fully support the plan. There were several comments made in regards to the change in building heights and from what I understood, many of those people were in favor of the project.

CD Director Akin: We did get comments from people who wanted to keep the height limit the same or those who thought we shouldn't go over 3-4 stories. We took all of those comments into consideration and implemented most of them into developing the plan.

Chair Mishra Closed the Oral Public Comment Period for the Draft Environmental Impact Report for the Transit Corridors Specific Plan.

6. Discussion

- A. City Staff Discussion:** Commissioners Johnson, Biasotti, and Chase volunteered for the May 10, 2012 Architectural Review Committee meeting.

The Treetops Apartments, now called Pacific Bay Vistas Apartments is making amazing progress in construction. They will start renting out the first set of apartments in July 2012. I suggest you visit the site if you haven't already.

The Cedar Mills Homes on the corner of Cedar and Pepper Drive have been advertising the homes for sale. I believe they are going for \$799,000 to \$850,000. I would suggest taking a look at the model homes.

CD Director Akin: Glenview/Crestmoor Update. As you know there were thirty-eight homes destroyed in the fire. The first family moved back into their home about two weeks ago, and we estimate another four families will move back into their homes this month. There is a total of 15 homes under construction right now and another 4 that should be breaking ground fairly soon. I encourage you to take a look at the new website www.rebuildcrestmoor.org for more information.

- B. Planning Commission Discussion:**

Commissioner Biasotti: It is my mothers 83rd birthday today. I would like to wish her many more.

7. Adjournment

Meeting was adjourned at 8:48 pm



Aaron Akin
Secretary to the Planning Commission
City of San Bruno



Sujendra Mishra, Chair
Planning Commission
City of San Bruno

NEXT MEETING: May 15, 2012